



**Sean Rogan**  
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION**  
**of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755  
323.890.7001 • TTY: 323.838.7449 • [www.lacdc.org](http://www.lacdc.org)



**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
Commissioners

# ADOPTED

Community Development Commission

March 16, 2010

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

2-D

MARCH 16, 2010

**SACHI A. HAMAI**  
EXECUTIVE OFFICER

Dear Supervisors:

**APPROVAL OF FUNDS FOR CONSTRUCTION COSTS FOR EXPANSION OF BEACON HOUSE  
ASSOCIATION OF SAN PEDRO SOBER LIVING PROGRAM  
(FOURTH DISTRICT) (3 VOTES)**

**SUBJECT**

This letter recommends the transfer of up to \$360,000 in County General Funds, allocated to the Fourth Supervisorial District, to fund rehabilitation costs associated with expanding Beacon House Association of San Pedro's Sober Living Program to renovate two of its properties and add 12 new beds. Approval of the transfer will permit the County to increase the availability of transitional housing for men who are homeless or at risk of homelessness.

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE  
COMMUNITY DEVELOPMENT COMMISSION**

1. Authorize the Executive Director to negotiate and execute a Grant Agreement with Beacon House Association of San Pedro in a total amount of up to \$360,000 in County General Funds allocated to the Fourth Supervisorial District, to renovate two of its properties and add twelve new beds to its Sober Living Program, following receipt of County General Funds from the Chief Executive Office, approval of the Grant Agreement as to form by County Counsel, and execution by all parties.
2. Acting in the role of Responsible Agency for the project, certify that the Community Development Commission has independently considered the attached Notice of Exemption, prepared by the City of Los Angeles as lead agency, and reached its own conclusions regarding the environmental effects of the project and find that the project will not have a significant effect on the environment.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to enter into a Grant Agreement with Beacon House for the use of up to \$360,000 in County General Funds (CGF), specifically Emergency Shelter Funds from the Homeless Prevention Initiative allocated to the Fourth Supervisorial District. The funds will pay construction costs for the renovation of the Lighthouse Residence and another currently unoccupied building, which will be known as the Fry House Residence. Each building will provide an additional six beds for the Sober Living Program. The Lighthouse Residence is located at 132 West 10th Street in San Pedro, and the building that will be known as the Fry House Residence is located at 128 West 10th Street in San Pedro.

## **FISCAL IMPACT/FINANCING**

The actions described herein will be funded with a portion of the \$20,000,000 in CGF, specifically Emergency Shelter Funds (ESF), approved by the Board of Supervisors on June 20, 2005, to fund the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors approved allocating \$3,600,000 in ESF to each Supervisorial District with a ten percent administrative fee, in the total amount of \$2,000,000, reserved for the Commission.

The Fourth District has allocated \$360,000 for Beacon House to increase the capacity of its Sober Living Program. These funds will be used to renovate two buildings owned by Beacon House and will increase the number of beds in the program by 12. Funds for this project are included in the Commission's approved Fiscal Year 2009-10 budget.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In order to address the staggering numbers of homeless individuals and families and the corresponding critical shortage of beds in Los Angeles County, on June 20, 2005, the Board of Supervisors approved allocation of \$20,000,000 for the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors delegated authority to the Commission to administer funding and oversee all of the projects. The Board also instituted a method by which each Board Office selects recipients of CGF based on agency experience and the need for homeless services in the community, among other considerations.

The Fourth District directed the Commission to administer a portion of ESF to fund capital costs associated with expanding Beacon House's Sober Living Program. The Sober Living Program provides transitional housing to men with alcohol and other substance addictions who are homeless or at risk of homelessness.

A complete description of the Sober Living Program and the two buildings that will be renovated with these funds is provided as Attachment A.

## **ENVIRONMENTAL DOCUMENTATION**

The City of Los Angeles has determined this project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines Article 19, Section 15303. As a Responsible Agency, and in accordance with the requirements of CEQA, the Commission reviewed the Notice of Exemption prepared by the City of Los Angeles and determined that the project will not have a significant impact on the environment. The Commission's consideration of the Notice of Exemption satisfies the State CEQA Guidelines as stated in Article 7, Section 15096.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of these actions will increase the supply of transitional housing for homeless men or at risk of homelessness recovering from addiction.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN  
Executive Director

SR:kk

Enclosures

**ATTACHMENT A**  
**BEACON HOUSE ASSOCIATION OF SAN PEDRO**  
**SOBER LIVING PROGRAM EXPANSION**

Beacon House Association of San Pedro (Beacon House) is a tax-exempt 501(c)(3) non-profit organization, founded in 1970, that provides temporary housing and recovery services to men seeking to overcome alcohol and other drug addictions. Beacon House currently consists of eight buildings, all located within a few city blocks in San Pedro. Beacon House currently houses a total of 120 residents.

Beacon House operates two different programs: the Primary Program and the Sober Living Program. The Primary Program is a six to nine month long residential program with intensive recovery services and other supportive services. Men who graduate from the Primary Program can then move into the Sober Living Program, which provides them with transitional housing while they work toward attaining their educational and/or employment goals. Sober Living Program participants have a much higher level of independence than Primary Program participants, but continue to participate in recovery-related services and are assisted in moving toward self-sufficiency. There is no time limit on the Sober Living Program; participants can stay until they achieve self-sufficiency. The average length of stay in the program is two years.

The Lighthouse Residence is a two-story building that currently houses 20 Primary Program Participants in 10 bedrooms. The renovation would create a separate dwelling unit on the first floor in an area that is currently used for office space, storage, and a living room. This dwelling unit would consist of 3 bedrooms, 2 bathrooms, and a kitchen, and would house 6 Sober Living Program Participants.

The second building that will be renovated is a single story building currently used for storage, known as the Recreation Center. This renovation will include the addition of a second floor, which will have 3 bedrooms and 2 bathrooms to house 6 Sober Living Program participants. The first floor will consist of living, dining, and kitchen areas. Once renovated, this building will be known as the Fry House Residence.

The Lighthouse Residence is located at 132 West 10<sup>th</sup> Street,, and the Fry House Residence is located at 128 West 10<sup>th</sup> Street, in San Pedro, CA. The renovations to these buildings will increase Beacon House's capacity to provide housing for participants graduating from its Primary Program, preventing them from becoming homeless.

COUNTY CLERK'S USE

## CITY OF LOS ANGELES

CITY CLERK'S USE

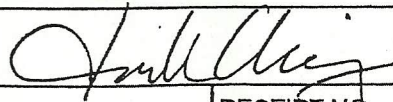
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 360  
LOS ANGELES, CALIFORNIA 90012

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY <b>City of Los Angeles Department of City Planning</b>		COUNCIL DISTRICT <b>15</b>	
PROJECT TITLE <b>* FRY HOUSE / LIGHTHOUSE</b>		LOG REFERENCE <b>ENV 2010 - 333</b>	
PROJECT LOCATION <b>* 134 W 10th SAN PEDRO</b>			
DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: <b>* SOBER LIVING FACILITY</b>			
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: <b>* BEARON HOUSE</b>			
CONTACT PERSON <b>* BILL JAMES</b>	AREA CODE <b>* 310</b>	TELEPHONE NUMBER <b>* 519 2938</b>	EXT.
EXEMPT STATUS: (Check One)			
<input type="checkbox"/> MINISTERIAL <input type="checkbox"/> DECLARED EMERGENCY <input type="checkbox"/> EMERGENCY PROJECT <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION Class <u>3</u> Category <u>1</u> (City CEQA Guidelines) <input type="checkbox"/> OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.		STATE CEQA GUIDELINES Sec. 15268 Sec. 15269 Sec. 15269 (b) & (c) Sec. 15300 et seq.	
		CITY CEQA GUIDELINES Art. II, Sec. 2b Art. II, Sec. 2a (1) Art. II, Sec. 2a (2) & (3) Art. III, Sec. 1	
JUSTIFICATION FOR PROJECT EXEMPTION: Single family residence not in conjunction with the building of two or more units. In urbanized areas, up to three single family residences may be constructed under this exemption.			
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.			
SIGNATURE 		TITLE <b>City Planner</b>	
DATE <b>2/12/2010</b>			
FEE: <b>72.45</b>	RECEIPT NO. <b>509</b>	REC'D. BY	DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Rev. 11-1-03

IF FILED BY THE APPLICANT:

**\* William D James**  
NAME (PRINTED)

**\* **  
SIGNATURE

**\* 2/12/10**  
DATE